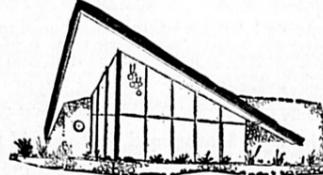


PARADE OF HOMES



FREDERICKS REALTY & ESCROW



RALPH CAMERON BROKER

Member of the Following Boards:

- Gardena Board of Realtors
- Torrance-Lomita Board of Realtors
- Hawthorne-Lawndale Board of Realtors
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We Process Our Own Escrows

Your Listing - Your Sale - Your Purchase - Your Escrow - Your entire transactions are handled by capable, courteous, dependable personnel from beginning to end. No better service rendered—anywhere

SWIM TIME \$1650 DOWN

Another lovely 3 bedroom and family room Merit resale. Only 2 years old with dandy kidney-shaped pool. Everything is here: built-ins, carpeting, fireplace, forced air heating, big double garage and close to all schools. Call today. #122.

And this darling 3 bedroom home is yours. It has a big, big kitchen, wall to wall carpeting over hardwood floors, lots of closets, lots of tile, cement block fence and a big 2 car garage. This is a fantastic buy at only \$16,500. #106.

Home Hints

"WHAT WILL IT COST ME TO SELL MY HOME?"

Mr. Foster, normally the seller would pay the following charges to sell his home: one-half of the escrow fee which is (approximately) \$30.00 for the initial fee plus \$1.00 for each \$1,000.00 of the sales price; policy of title insurance costs approximately \$80.00 (depending upon the sales price); a prepayment penalty charged by the holder of the First Trust Deed (if it is to be paid off) generally costs from about 1% of the balance of the loan to as high as six months interest on the unpaid balance; the exception being G.I. loans, which has no penalty charge-off; the recording of deeds, notary charges; the selling commission paid to the real estate agent handling the property is 5% of the sales price.

Escrow charges and closing costs on the average house would normally run about \$400.00, not including the real estate commission. Remember, these items are extremely flexible and depend upon the characteristics and the price of the house.

Selling any real estate is expensive and should only be done after careful consideration. Before selling or buying, contact your builder for a breakdown of all expenses involved.

Read my column every Thursday and Sunday in the Torrance Herald. If you have any questions you would like answered, feel free to write me: Fred L. Fredericks, Fredericks Realty.



BEN NOWATKA BROKER



JOE BABICK SALESMAN



BEN CLARK BROKER



RAY POWELL SALESMAN



LESLIE MAAHS SALESMAN



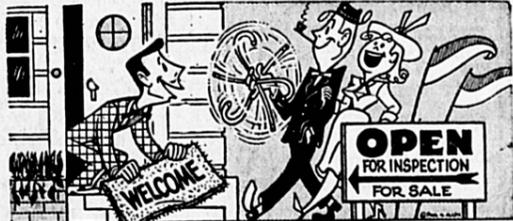
CY WEBBER SALESMAN



BOB MORRIS SALESMAN



RUSS AMADO BROKER



We Welcome Your Visit to Our Open Houses
OPEN HOUSE 1 TO 5:30

WEST TORRANCE: 3 bedrooms, 1 1/2 baths, built-ins, carpeting, drapes, patio and room for pool. See it with Joe Babick at 544 Calle Mayor, No. 111.

SCENIC VIEW: 3 bedrooms, 1 1/2 baths, center hall, picture windows, built-ins and priced to sell for sure. Russ Amado will greet you at 2714 Ridgeland, No. 118.

SOUTHWOOD: Lovely big 3 bedroom, 1 1/2 bath, has carpeting, built-in breakfast nook, service porch, 2 car garage and only \$18,950. Cy Webber will show you through 5024 Sepulveda, No. 102.

BARGAIN PRICED: Big 3 bedroom has fireplace, good big rooms, 2 car garage, fenced yard. See it with Les Maahs at 4818 Mayor Dr. No. 112.

SEE THE VIEW: There are 3 bedrooms, 1 1/2 baths, rear living room with picture window, built-in stove and oven, forced air heating and only \$21,500. Ben Nowatka will show you through 25933 Richville, No. 108.

ALONDRA PARK: This home is vacant and ready to move into. Very nice neighborhood. Ben Clark will be there to give you the details. 2418 W. 157th St.

MERIT: Big 4 bedroom Merit resale less than 2 years old, has all the extras such as carpeting, built-ins, forced air heating, etc. George Beck will give you a tour at 22112 Rashdall, No. 113.

BUDGET PRICED: Lovely 3 bedroom home in Southwood has G.I. loan and priced at only \$18,750. Ray Powell will be there to answer your questions, 20117 Hinsdale, No. 126.

JUST LISTED

We did it again. We just listed this big 4 bedroom home in North Torrance. It has thick shake shingle roof, all big rooms and ready to move into. All for only \$23,950. Be sure to see it today. #123.

BIG LOT

You could spend the whole day visiting the property. The shrubbery and plants are superb. The lot is 65' x 235' (R-2) and the home is 3 bedroom with huge kitchen and wall to wall carpeting throughout. This is country living right here. #123.

TREE HOUSE

This 3 bedroom home has an added feature the kids will love, a steel tree house, outdoor shower, barbecue and all in all designed for pleasant indoor and outdoor living. Full price only \$17,950. #115.

TRADE-IN

They traded this beautiful 3 bedroom and family room home. It has lovely carpeting, drapes, fireplace, built-ins, 1 1/2 baths, intercom and a host of extras. Very nice Torrance location. Only \$24,500 full price. #114.

G.I.'S NO DOWN

This darling 3 bedroom home has the thickest carpeting and the shiniest floors you have ever seen. Also there is a big, big, completely enclosed patio which is perfect for family reunions, record hops or you name it. Full price \$17,750. #109.

NOT FANCY, JUST HOMEY

It's close to downtown Torrance and there are 2 bedrooms and a den. May need a little paint here and there, but otherwise sound as can be. R-2 lot has 2 car garage, ideal for more income. #110.

G.I. RESALE

Take over this big 4 1/2% loan and have payments of \$100 per month including taxes and insurance. It's a 3 bedroom, 1 1/2 bath, corner home only 6 years old and close to everything. Full price only \$18,950. #101.

JUNIOR EXECUTIVE

Your 4 bedroom home is waiting just for you and there's a pool, too. The kitchen has all the built-ins, there's a family room and it's tucked away in a quiet residential neighborhood. Full price only \$34,995 and terms arranged. #104.

2 Blocks West of Hawthorne Blvd. — Torrance
Open Daily 8 am to 8 pm FR 8-8447

Saturday and Sunday until 7 p.m.

Financial REAL ESTATE LOANS 82

CONSOLIDATE BILLS
BORROW MONEY ON YOUR PROPERTY
PAID FOR OR NOT

1st & 2nd TRUST DEED LOANS MADE
★ LOWER THAN LEGAL RATES ★ FAST ACTION
★ TERMS ARRANGED ★ WE COME TO YOUR HOME

Vermont Mortgage

Co. (Broker)
13909 S. Van Ness
Member Torrance Chamber of Commerce
FA 1-I544 DA 3-3555

5-Year Seconds!
AT YOUR OPTION

1st & 2nd Real Estate Loans
NO.....APPRAISAL FEE!
NO.....BALLOON PAYMENT!

We Come to Your Home
COMBINE YOUR BILLS
BORROW \$500 TO \$5000

Sterling Finance Co.

Representing Private Funds
DA 3-1070
24 Hour Answering Service

Real Estate HOMES FOR SALE 90

3-bedroom and family room with dual fireplace, built-ins, forced air heat, hardwood floors, drapes, sliding glass doors, covered patio, corner lot. This 2-bath home is in Rolling Hills Riviera, and only \$27,500 down. 23844 Hawthorne Blvd. FR 8-2294

By Owner 1219 W. 212th 2-bedroom. Detached garage. Patio. Fenced. \$14,900. \$1,000 loan at \$75 per month. Submit down. FA 0-3921 for appointment to see.

70 FEET OF HAWTHORNE BLVD. FRONTAGE ASKING \$35,000
Has 2-bedroom house in good condition, with large paved parking area. Zoned C-1. Submit on down.

Responsible Realty
15929 Hawthorne Blvd. Lawndale
FR 0-3561

Real Estate HOMES FOR SALE 90

DOTY REALTY
Do you have a home that does not meet your requirements? If so inquire about our trade-in and guaranteed sales program.

Custom Homes
South Torrance, large 3 bedroom and family room, 1 1/2 bath, fireplace, forced air heat, intercom, carpeted throughout, many extras. Nice large view lot. Pennsylvania and 21st St. Salesman on property.

Torrance Area
Lovely like new 3 bedroom, 1 1/2 bath, rear living room home, built-ins, carpeting, drapes, 1/2 bath off master bedroom. Sliding glass doors to rear patio. Full price \$19,500.

3 Units - Lomita
3 older units on \$21,166 lot. Full price \$19,000. \$2000 down to present financing. Needs some paint.

Ample Living Area
Large 3 bedroom home, full dining room, large living room, master bedroom, very attractive, aluminum siding. Ideal economy home for large family. Prices, \$18,000. Low down payment. Call today.

We have many other properties to choose from. Stop in and see our pictures and discuss your realty problem with a member of our friendly and capable staff.

MEMBER: National Association of Real Estate Boards, California Real Estate Association, Torrance-Lomita Board of Realtors.
DOTY REALTY DA 5-1161
2104 PACIFIC COAST HIGHWAY, LOMITA
EVENING CALL
EARL HOUSTON, DA 6-0583
MR. WESTERN, DA 5-4132 MR. STEWART, 325-1537

Southwood G.I. Resale
\$18,950 Full Price
PAYMENTS OF \$104 INCLUDES EVERYTHING FOR THIS 3-BEDROOM, 1 1/2-BATH HOME. 2 BLOCKS TO NEW HIGH SCHOOL. CARPETING IN LIVING ROOM AND DINING ROOM. BIG KITCHEN. 2 1/2 CLOSETS. PATIO WITH VIEW OF ROLLING HILLS. SUBMIT ON DOWN.

Donsker FR 0-2555
STEAL IT
ONLY \$695 DOWN
Don't bring gun—Just cash! 2 large bedrooms, queen-size kitchen, wall to wall carpeting, separate laundry room, huge patio area. Large lot completely fenced. What a buy at \$13,950. Out of state credit OK.

733 W. Carson FA 0-2770
HOT

Let's go swimming or sit in the shade. Beautiful 3-bedroom, 2-bath, everything for graceful living. Heated, filtered pool, covered patio. Priced to sell. Owner moving to Oregon.

TAFT ALLEN Realtor
20125 Hawthorne Blvd. FR 1-5505

Real Estate HOMES FOR SALE 90

Trade Up To Rolling Hills
We have a beautiful 3 bedroom and den, 2 bath, home, on the hill—ideal for family shopping for a \$30,000 home. Owners will leave washer, dryer and refrigerator. Beautiful 50 ft. covered patio and built-in B-B-Q, wall to wall carpets over parquet floors, all drapes. This home has several thousand in extras and is a much better buy than a new home and is in new condition. SEE IT TODAY! Easy terms arranged.

ALYCE O'ROURKE REALTY
23870 Hawthorne Blvd. (at 101 Hwy.)
AT THE SIGN OF THE SHAMROCK FR 5-0529

Best Buys
2-bedroom, older home, buy sound. 10 x 167 R-3 zoned. A real little ranch. Many flowers and shrubs. All fenced. 1 lot is worth \$10,000. All goes for \$16,000 with terms.

3-bedroom home in Redondo
borders Torrance. Very nice home. Good sized lot. High and dry. Priced at \$18,500. Will trade on \$25,000 home.

Now look. Just step into a bright new world. This electrically equipped Mediterranean home at 2307 20th St. only live once. Why not in this home. For a measly \$25,000 it can be your dream come true. \$3,000 down will handle it. It has 1,600 sq. ft. and a fireplace. Push-button everything. Any Edison man will take time out to show you the difference. Buy today! It's custom-built and the only one I have.

3-bedroom, 1 1/2 baths, open beam ceilings, fireplace, large lot, 2 palm trees in front. Vacant. Anxious to sell. 2421 Felena Ave. \$2,900 w/111 handle.

Real nice 2-bedroom home with extra lot, corner 223rd and Halldale. Immediate possession. \$2,100 will handle.

3 houses on 1 lot. On Andro, near Sepulveda. For particulars call McEwen.

McEWEN REALTY
22803 CABRILLO
DA 6-7175

LAND
Choice C-4 lot, 1 1/2 acres. Suitable for shopping center, apartments, office buildings, motels, etc.

DA 5-4971
ANYTIME
EMORY REAL ESTATE
— Salesman Wanted —

TORRANCE Gardens, owner. 3-bedroom, redecorated. G.I. 4 1/2% Rues, drapes, dishwasher, garage disposal. Patio, landscaping. Close to schools, stores. 2337 Sierra. FA 8-5969

Ready Realty
23844 Hawthorne Blvd. OPEN TIL 9
FR 8-2294

Real Estate HOMES FOR SALE 90

Torrance Plaza
Large 3 bedroom, 1 1/2 bath home on tree lined street. Large kitchen, fireplace, wall to wall carpeting, patio. See to appreciate. Won't last at \$22,950. Terms.

Near South High
2 bedroom and convertible den, ash cabinets, built-in range and oven, wall to wall carpeting, beautiful view of the city lights. Price \$18,500. Terms.

Lots of Room
2 bedroom home on 1/3 acre in south Torrance. Lots of room to expand. Price \$16,500. Terms.

New 2 Bedroom
Near 220th and Main. Natural cabinets, large rooms, real built-in range and oven, forced air heat. Price \$14,000 with \$1,000 down.

4 Bedroom - Corner
4 bedroom, 1 1/2 baths, hardwood floors, large kitchen, built-in range and oven, forced air heat, fireplace, covered patio. Corner lot. Double garage. Price \$22,500. Terms.

2 On a Lot
Two 2 bedroom homes on 1 lot. 1 brand new home newly decorated. Real buy at \$21,000 - Terms.

Business & Income
Duplex on Torrance Blvd., near Crenshaw. Entrance to both units face Torrance Blvd. 45 x 140 lot. Real buy at \$35,000 - terms.

Like New
Lovely 3-bedroom, 1 1/2 baths, built-in range and oven, forced air heat, wall to wall carpeting throughout. Double garage. Real buy at \$19,300 - terms. Will G.I.

— G.I. AND F.H.A. FINANCING AVAILABLE —
LIST WITH US AND START PACKING
CUSTOM REAL ESTATE & INVESTMENTS
REALTORS
2166 TORRANCE BLVD. FA 8-1995
EVENINGS — FA 8-9325

Open House Sat. and Sun. Southwood Estates
This home has 2,000 sq. ft. 4 bedrooms, family room and full dining room. Built-ins, fireplace, sculptured Midee carpeting. 5305 Onyx St. at the end of Vaccaro St.

\$995 Down Doll House
This 2-bedroom stucco, located in Kettler Knolls, is immaculate. Located on beautiful tree-lined street, and offers hardwood floors, built-in TV, carpeting, large lot, fully fenced. This exceptional buy can't last. Hurry!

E. W. DAWSON Realtor
1315 Crenshaw Blvd. FA 8-1776

3-BEDROOM stucco house. Corner lot. 50' x 150' R-3 zone. 70' to build on. 214th and Figueroa. Owner. FA 8-2135

Real Estate HOMES FOR SALE 90

Just 2 Blocks FROM SOUTH BAY SHOPPING CENTER
10% down for 3-bedroom, tile kitchen and bath, wall to wall carpeting and drapes in living room. Newly painted. Nice landscaping. \$18,750. #45.

Heavenly Days!
ONLY \$995 DOWN
For this 4-bedroom home with 2 baths, farm style kitchen with exhaust fan, large closets, and beautiful patio. Call for further information.

4 Bedroom
2 baths, large modern kitchen, beautiful patio, water softener, new 40 gal. water heater, planter, sprinkler, new w/ly painted. 10% down. \$17,950. #28.

Hi Neighbor!
WHERE PEOPLE ARE YOUNG IN HEART AND LIVING IS FUN
And you have 2 baths with 3 bedrooms, wall to wall carpeting, thermostat heat, water softener, glass-lined water heater. Don't miss. #44

A Hop, Skip, and Jump TO HAMILTON SCHOOL IN NORTH TORRANCE
Has 3 bedrooms, 2 pullman baths, large kitchen, forced air heat, wall to wall carpeting and drapes throughout. Large patio with decorative lawn. This is really nice. #15.

Ship Ahoj Starboard Side
10% down. Only \$17,900 full price for 3 bedroom 2 bath. Nice area. 3 bedroom, split and span. Wall to wall carpeting, drapes in living room, natural wood cabinets, thermostat heat, wired 220, kitchen and garage. #1.

The Perfect Grade SCHOOL LOCATION YOU'VE BEEN WANTING
3 bedrooms, 2 baths, wall to wall carpeting, natural wood cabinets, large covered patio, fruit trees. Newly painted.

PARADISE
REALTY
5500 TORRANCE BLVD. ACROSS FROM TORRANCE DRIVE IN THE CENTER
FR 1-4621 SP 2-2795
OPEN 9 TIL 9

3 Bedrooms & Den Near West High
Built-ins, forced air heat, 2 baths, fireplace, built-in BBQ, carpets, drapes, combination washer/dryer. Clean as a whistle. Almost 2,000 ft. of living area. You'll be surprised. Only \$24,250.

Lawrence Ridge, FR 1-5568
21164 Hawthorne Blvd.

No Down GI Cost and Impounds Only
\$67 per mo
Large 2-bedroom, attached garage, service porch, stucco construction. Only 7 years old. Near schools and shopping. Veterans hurry — don't miss this one.

733 W. Carson FA 0-2770